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# report

## **Statement of Compliance Access for People with a Disability**

### **Pathways Property Group**

14-18 Northwood Rd. 274 & 274A Longueville Rd  
Lane Cove

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# Report

**Report Type:** Statement of Compliance - BCA Access Provisions  
**Development:** 14-18 Northwood Rd. 274 & 274A Longueville Rd Lane Cove

## Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Morrison Design Partnership:

DA050	Site Plan
DA101	Basement Level 1 Plan
DA102	Level 2 Plan
DA103	Level 3 Plan
DA104	Level 4 Plan
DA105	Level 5 Plan
DA106	Level 6 Plan

## Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

*We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586*

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

## **Assessment:**

### Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Note: At design/drawing stage there is not enough information provided to ensure full compliance as a lot of access requirements depend on fittings and finishes. Where this report lists "capable of compliance" it means that there is nothing to stop full compliance as long as fittings and finishes are completed to the relevant standard

Compliance is required with the following:

- The Access Provisions of the BCA 2019
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- SEPP Housing for Seniors or People with a Disability
- Council's DCP relating to Access for People with a Disability

### Assessment

The building work comprises of an aged care facility with retail, commercial areas and seniors wellness centre.

Under the BCA the building is classified as follows,

- Class 5 (commercial)
- Class 7a (car park)
- Class 9c (aged care building)

The following tables assess compliance with the relevant parts of the BCA and Standards  
BCA Assessment

<p>BCA Part D3 Access for People with a Disability  <b>BCA D3.1 Requirements for Access for people with a disability</b>            SOU refers to Sole Occupancy Unit</p>	
<i>Requirement</i>	<p><b>Class 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres</b></p> <ul style="list-style-type: none"> <li>To and within all areas that are normally used by the occupants.</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	
<i>Requirement</i>	<p><b>Class 7a</b></p> <p>To and within any level containing accessible carparking spaces.</p>
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	<p><b>Class 9c</b></p> <p>From pedestrian entrance to 1 level with SOUs, till the entry of doors of those SOUs.            To and within 1 of each type of room or space in common use.            Where floor is accessed by an AS1428.1 compliant ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level.</p> <p><b>SOU requirements</b></p> <p>Not more than 2 SOUs adjacent to each other.            SOUs to represent a range of available rooms.</p> <ul style="list-style-type: none"> <li>1 to 10 SOUs - 1 accessible SOU</li> <li>11 to 40 SOUs - 2 accessible SOUs</li> <li>41 to 60 SOUs - 3 accessible SOUs</li> <li>61 to 80 SOUs - 4 accessible SOUs</li> <li>81 to 100 SOUs - 5 accessible SOUs</li> <li>101 to 200 SOUs - 5 accessible SOUs + 1 per 25 (in excess of 100)</li> <li>201 to 500 SOUs - 9 accessible SOUs + 1 per 30 (in excess of 200)</li> <li>More than 500 SOUs- 19 accessible SOUs + 1 per 50 (in excess of 500)</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Total number of SOUs in the development = 123            Total number of required Accessible SOUs= 6            Total number of provided Accessible SOUs= 6 under a performance solution            Details to be verified at CC stage of works.</p>
<i>Requirement</i>	<p><b>Class 10b</b></p> <p>Swimming pool associated with Class 1b, 2, 3, 5, 6, 7, 8 or 9 (except for a pool for the exclusive use of a SOU) with perimeter more than 40M.</p>
<i>Compliance</i>	Complies.
<i>Comments</i>	Perimeter of the proposed swimming pool is approx. 60m.

Requirement	<p><b><u>In areas required to be accessible, the following is to be provided:</u></b></p> <ul style="list-style-type: none"> <li>• Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1</li> <li>• Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1</li> <li>• The separation of doors in airlocks shall comply with AS 1428.1</li> <li>• Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1</li> <li>• In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.</li> </ul>
Compliance	Capable of compliance.
Comments	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.
Requirement	<p><b>BCA Part D3.2 Access to buildings</b></p> <p><b>Accessway is required from;</b></p> <ul style="list-style-type: none"> <li>• Main pedestrian entry at the site boundary for new buildings</li> <li>• Main pedestrian entry door for existing buildings</li> <li>• Any other accessible building connected by a pedestrian link</li> <li>• Accessible car parking spaces</li> </ul>
Compliance	Complies.
Comments	<p>Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.</p> <p>Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.</p>
Requirement	<p><b>Accessway is required through:</b></p> <ul style="list-style-type: none"> <li>• Main entry and</li> <li>• Not less than 50% of all pedestrian entrances and in building with floor area over 500m<sup>2</sup>, non-accessible entry and accessible entry to be not more than 50M apart.</li> </ul>
Compliance	Capable of compliance.
Comments	Each main entry which has been designed to be accessible. Details to be verified at CC stage of works.
Requirement	<p>Where <b>Accessible pedestrian entry</b> has multiple doorways</p> <ul style="list-style-type: none"> <li>• At least 1 to be accessible if 3 provided</li> <li>• At least 50% to be accessible, if more than 3 provided</li> </ul> <p>Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).</p>
Compliance	Capable of compliance.
Comments	<p>Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.</p> <p>This is achievable and the door selections are to be verified at CC stage of works.</p>

<b>BCA Part D3.3 Parts of buildings required to be accessible</b>	
<i>Requirement</i>	Every <b>Ramp</b> (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	No ramps have been identified in the development.
<i>Requirement</i>	Every <b>Walkway</b> to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works.  Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
<i>Requirement</i>	<b>Step / Kerb ramp</b> if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	Every <b>Stairway</b> (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every <b>Fire-isolated Stairway</b> is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	<b>Passing spaces requirement</b> It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	<b>Turning spaces requirement</b> It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.

Requirement	<b>Carpet specifications</b> Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance	Capable of compliance
Comments	Only applies to carpets provided in the resident use areas.  Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
Requirement	<b>BCA Part D3.4 Exemption</b> <b>Access is not required to be provided in the following areas :</b> <ul style="list-style-type: none"> <li>• where access would be inappropriate because of the use of the area</li> <li>• where area would pose a health and safety risk</li> <li>• any path which exclusively provides access to an exempted area</li> </ul>
Compliance	For information only.
Comments	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.  Where exclusive staff only use areas have been nominated in an aged care facility, then the staff only use amenities can be excluded from providing access based on the provisions in this clause.
Requirement	<b>BCA Part D3.5 Accessible Carparking</b> <b>Parking Service</b> Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
Compliance	N/A
Comments	
Requirement	<b>Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.</b>
Compliance	Complies.
Comments	Note: the pavement marking shall have the appropriate slip resistance for the location.
Requirement	<b>In situations where not more than 5 carparking spaces have been provided</b> The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
Compliance	N/A
Comments	

<i>Requirement</i>	<b>Class 5, 7, 8 or 9c</b> - 1 space per 100 carparking spaces <b>Class 6</b> - 1 space per 50 carparking spaces ( up to 1000 spaces) and additional 1 space per additional 100 spaces provided
<i>Compliance</i>	Complies.
<i>Comments</i>	Total number of spaces provided Class 5 = 51 Total number of Accessible car parking spaces required= 2 Total number of Accessible car parking spaces provided= 2, using the turning bay as the shared zone  Total number of spaces provided Class 9C = 44 Total number of Accessible car parking spaces required=1 Total number of Accessible car parking spaces provided=1 plus 5 non marked  Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.
<i>Requirement</i>	<b>BCA Part D3.6 Signage</b> Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	
<i>Requirement</i>	<b>BCA Part D3.7 Hearing Augmentation</b> Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.



	<b>BCA Part D3.8 Tactile indicators (TGSIs)</b>												
Requirement	TGSIs are required when approaching; <ul style="list-style-type: none"><li>- Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building</li><li>- Escalators / passenger conveyor / moving walk</li><li>- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)</li><li>- Under an overhead obstruction of &lt;2M if no barrier is provided</li><li>- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)</li></ul> Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.												
Compliance	Capable of compliance.												
Comments	In the proposal, TGSIs are required in the following locations: <ul style="list-style-type: none"><li>• At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li><li>• At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M</li><li>• Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.</li><li>• Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li></ul> Details to be verified at CC stage of works.												
Requirement	<b>Concession from providing TGSIs in certain buildings</b> In a Class 3 (accommodation for aged), Class 9a (health care), Class 9c (aged care), TGSIs are not required at stairway and ramps, if handrails are provided with a dome button on the top of the handrail, 150+/-10mm from the end of the handrail and of size 4-5mm in height, 10-12mm in diameter.												
Compliance	For information only.												
Comments	Under the provisions of this Clause, TGSIs are not required to be provided in this part of the development. Details to be verified at CC stage of works.												
	<b>BCA Part D3.9</b>												
	<b>Wheelchair seating spaces in Class 9b assembly buildings</b>												
Requirement	Wheelchair seating spaces to be as below; <table><tr><td>Up to 150</td><td>3 spaces</td><td>1single+1group of 2</td></tr><tr><td>151-800</td><td>3 spaces+1/50 over 150</td><td>1single+1group of 2, ≥5 in a group</td></tr><tr><td>801-10000</td><td>16 spaces+1/100 over 800</td><td>&lt; 2 single+&lt;2groups of 2, ≥5 in a group</td></tr><tr><td>&gt;10000</td><td>108spaces+1/200over 10000</td><td>&lt; 5 single+&lt;5groups of 2, ≥10 in a group</td></tr></table> <ul style="list-style-type: none"><li>• When &lt;300 seats, wheelchair spaces are not to be in the front row</li><li>• When &gt;300, 75%, wheelchair spaces are not to be in the front row</li><li>• Locations to represent the range of seating options available</li></ul>	Up to 150	3 spaces	1single+1group of 2	151-800	3 spaces+1/50 over 150	1single+1group of 2, ≥5 in a group	801-10000	16 spaces+1/100 over 800	< 2 single+<2groups of 2, ≥5 in a group	>10000	108spaces+1/200over 10000	< 5 single+<5groups of 2, ≥10 in a group
Up to 150	3 spaces	1single+1group of 2											
151-800	3 spaces+1/50 over 150	1single+1group of 2, ≥5 in a group											
801-10000	16 spaces+1/100 over 800	< 2 single+<2groups of 2, ≥5 in a group											
>10000	108spaces+1/200over 10000	< 5 single+<5groups of 2, ≥10 in a group											
Compliance	Complies												
Comments	Will apply if fixed seating provided to the cinema.												

<b>BCA Part D3.10 Swimming pools</b>	
<i>Requirement</i>	Access to a pool with a perimeter >40M to be by one of the following means; <ul style="list-style-type: none"> <li>• fixed or movable ramp and an aquatic wheelchair</li> <li>• zero depth entry with 1:14 grade and an aquatic wheelchair</li> <li>• platform swimming pool lift and an aquatic wheelchair</li> <li>• a sling style pool lift</li> </ul>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Details to be verified at CC stage of works.
<b>Latching devices on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.</b>	
<i>Requirement</i>	
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Details to be verified at CC stage of works.
<b>BCA Part D3.11 Limitations on Ramps</b>	
<i>Requirement</i>	<ul style="list-style-type: none"> <li>• A series of connecting ramps cannot have a vertical height of 3.6M</li> <li>• A landing for a step ramp cannot overlap a landing for another ramp</li> </ul>
<i>Compliance</i>	N/A
<i>Comments</i>	No ramps have been provided in the development.
<b>BCA Part D3.12 Glazing on Accessways</b>	
<i>Requirement</i>	<b>Glazing requirements-</b> Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Applies to full length glazing used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Glazing strip selections are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities  
**BCA F2.4 Accessible sanitary facilities**

<i>Requirement</i>	<b>Accessible unisex toilet</b> is to be provided in accessible part of building such that; <ul style="list-style-type: none"> <li>It can be entered without crossing an area reserved for 1 sex only</li> <li>Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</li> <li>Even distribution of LH and RH facilities</li> </ul> If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Accessible unisex toilets</b> are to be designed in accordance with AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	The width and length requirements depend on selected fixtures.  Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
<i>Requirement</i>	<b>Ambulant use male / female toilets</b> are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	Complies
<i>Comments</i>	The following Ambulant facilities have been provided
<i>Requirement</i>	<b>Ambulant use toilets are to be designed in accordance with AS1428.1.</b>
<i>Compliance</i>	Complies with the width and length requirements
<i>Comments</i>	Minimum size of an ambulant accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle)  To be verified at CC stage of works.
<i>Requirement</i>	<b>BCA F2.4(a) Accessible unisex sanitary compartments</b> <b>Class 5 &amp; 6</b> At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	<b>Class 3 / Class 9c aged care</b> 1 within every accessible SOU provided with sanitary compartments. At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	Accessible Ensuite to be under a performance solution. To be verified at CC stage of works.

**BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009**  
**Class 5 & 6**

*Requirement* At least 1 when showers are provided in common areas.

*Compliance* N/A

*Comments* No common use shower facilities have been proposed in the development.

**Class 3 / Class 9c aged care**

1 within every accessible SOU provided with showers and

At least 1 for every 10 showers provided in common areas.

*Compliance* Complies

*Comments* Accessible Ensuite to be under a performance solution.  
 No common use shower facilities have been proposed in the development.

**BCA Part E Lift Installations**

*Requirement* In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).

*Compliance* Capable of compliance

*Comments* Lift floor dimensions (excluding stairway platform lift) are listed below.  
 • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep  
 • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep  
 Details to be verified at CC stage of works.

*Requirement* If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.

*Compliance* Capable of compliance

*Comments* Details to be verified at CC stage of works.

## SEPP Seniors Living - Location and Access To Facilities

Clause 26 of SEPP Seniors Living requires:

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
- (b) community services and recreation facilities, and
- (c) the practice of a general medical practitioner.

(2) Access complies with this clause if:

(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:

- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or

(b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division-there is a public transport service available to the residents who will occupy the proposed development:

- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and
- (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3)

(3) For the purposes of subclause (2) (b) , the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:

- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.

(4) For the purposes of subclause (2):

(a) a **"suitable access pathway"** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and

(b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.

(5) In this clause:

**"bank service provider"** means any bank, credit union or building society or any post office that provides banking services.



The site is located at 16 Northwood Rd Longueville. Facilities are available within 400m on on Longueville Rd and Kenneth St but the majority of facilities will be accessed by utilizing public transport.

The site is served by Route 261 which provide access to a greater range of facilities in Lane Cove, North Sydney and Sydney. The bus route is indicated to the right.



Bus stops are located within 70m of the site, travelling in either direction show on aerial photo above.

The route provides regular services running to a timetable of approximately every 30minutes during the time window required under the SEPP, which only requires at least 1 service in either direction is available in the morning and afternoon between 8am and 6pm.

Based on our investigation using a Bosch Inclinometer the distance to the bus stops is less than 70m with an average travel gradient of no more than 1:40. The crossing at the Kenneth St / Northwood Rd and Longueville Rd intersection is controlled by traffic lights, uses kerb ramps and provides good visibility in all directions. It is considered it that this provides a safe access route in accordance with Clause 38. Refer to photo below.



The SEPP requires access to the following facilities:

- Shops, banks and retail and commercial services normally required
- Community and recreation facilities
- A general medical practitioner

The site is served, in accordance with the SEPP, by a number of service centres. The facilities available at these centres are identified in the following table.

Service centre	Means of access	Facilities
At the site	walk	Some retail and recreation
Within the site	walk	GP and hairdresser within the facility for residents
Lane Cove	bus	A full range of facilities
North Sydney	bus	A full range of facilities
City	bus	A full range of facilities

It is noted that in this type of facility the residents will not tend to venture out on their own and some facilities will be provided on site as needed such as hairdresser and General Practitioner while transport to other required services can also be provided.

Conclusion:

On the basis of the above assessment, I am satisfied that accessible paths to facilities, and to transport which provides access to facilities, are located within 400m of the site and have an average gradient of 1:14 or less in accordance with the requirements of Clause 26 of SEPP Housing for Seniors or People With A Disability.

**Statement of Compliance**

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and the Access to Premises Standard.

**Michael Moutrie**

ACAA Accredited Access Consultant No 581



## Statement of experience

### Howard Moutrie



#### Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- OHS Induction Training,
- OHS – Monitoring a Safe Workplace
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor ( No 007)

Howard has been or is a member of the following:

Standards Australia ME/64 Committee (Access Standards)  
 Sutherland Council Design Review Panel  
 Sutherland Council Access Committee  
 City of Sydney Access Panel 2010  
 Building Professionals Board Access Advisory Panel  
 ACAA Management Committee  
 ACAA NSW Network of Access Consultants Management Committee

Howard Moutrie is an architect with over 30 years of experience and is an experienced practicing access consultant with over 15 years experience. Howard has contributed for over 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.

### Michael Moutrie



#### Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor ( No 021)
- Accredited SDA Assessor (No 045)
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres. He has also reviewed the accessibility of popular tourist areas around the world.

Michael maintains a high level of continuing professional education and has published articles in the ACAA Insight magazine.